GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

APTIDCO - PMAY AHP- NTR Nagar Land Acquisition for housing projects across the state - Constitute the Purchasing Committee to purchase lands from private land owners and to hold private negotiations – Orders – Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 214 **Dated: 09-07-2018**

Read the following :-

1. G.O.Ms.No.58, MA&UD (UH) Department, dated:6.2.2018.
2. From the Managing Director, APTIDCO, Vijayawada, Lr.No.65/Admin/LR/ APTIDCO/ 2017, Dt: 04.06.2018.

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O R D E R:-

In the reference 1st read above, Government have issued a comprehensive order for construction and completion of 5,00,000 dwelling units under AHP vertical PMAY (Urban) NTR Nagar to the Economically Weaker Sections by 2019 with an estimated cost of Rs.38,265.88 Crores which includes Government of India share of Rs.7,500 Crores, Government of Andhra Pradesh share Rs.13,035 Crores (which includes state Subsidy component Rs.7,500 Crores, external infrastructure Rs. 4,500 Crores and land acquisition cost Rs. 1035 Crores) and beneficiary share Rs.17,730.88 Crores.

2. In the reference 2nd read above, the Managing Director, APTIDCO has informed that Ac.786.18 cents of land is to be acquired across the state for construction of housing projects and all the District Collectors were requested to identify the land suitable for housing projects. However due to non-availability of Government lands in the Municipal area the land adjacent to the Municipalities i.e. nearby villages are to be identified and the lands in nearby villages is of private (patta) Lands and are to be acquired. He has further informed that the Industries and Commerce Department in G.O.Ms.No.181, Ind & Com (Infra) Department, dt.19.12.2016 constituted a purchase committee at District level to purchase lands from land owners through private negotiations to save delays and litigations wherever possible. Likewise for speedy implementation of the housing projects, acquiring of the land is required in the District, as the PMAY-NTR Nagar is a flagship programme of the State Government as well as Central Government and requested to constitute the purchase committee.

3. The Managing Director, APTIDCO has also informed that the purchasing committee shall follow the following guidelines and procedure during purchase of private lands for housing projects :

- The Municipal Commissioner concerned shall file requisition with the District Collector for initiation of process of purchase of land by holding negotiations.
- The District Collector shall direct the Sub Collector or RDO to get preliminary enquiry done through the Tahsildar concerned as regards to the persons having interest in the land and verification of their title.
- The Sub Collector/RDO shall furnish a report to the Joint Collector about the land value proposed and the list of owners after verifying the revenue records.
- The Joint collector shall scrutinise the proposals and shall issue the notices to the owners informing them to attend the negotiations with the purchasing committee furnishing date and venue.
- The purchase committee shall consider the land value duly considering the claim of the owners, the justification furnished by the owners and all relevant factors that governed the land value.

P.T.O.

- The purchase committee shall obtain an undertaking from the owners that they do not approach any forum in any manner for further enhancement.
- The purchase committee shall inform the land owners that Rehabilitation and Resettlement (R&R Scheme) is implemented in all cases wherein displacement of the families takes place as per the procedure in vogue in the state.
- The District Collector should consider and approve the land value fixed by the purchasing committee.
- An agreement is entered between the owners and the Municipal Commissioners after the land value is mutually agreed to.
- The APTIDCO shall pay the land value to the District Collector for distribution to the land owners into their bank accounts.
- The Tahsildar concerned shall facilitate registration of the above land in favour of the Municipal Commissioner concerned and handing over the physical possession of the land to the Municipality.
- Wherever R&R is involved the APTIDCO shall deposit the amount with the District Collector for implementation of negotiations made by the purchasing committee.

4. Government after careful examination of the matter hereby constitute a District Level Purchase Committee in each District with the following members for acquiring lands in the concerned Municipalities of the Districts for speedy implementation of the Pradhan Mantri Awas Yojana – Housing For All (Urban) – NTR Nagaras Housing Projects, duly following the guidelines and procedure as mentioned at para 3 above :

1	The Joint Collector of the District	Chairman
2	District Registrar of Registration Department	Member
3	Regional Director, Municipal Administration	Member
4	Project Officer/APTIDCO	Member
5	Revenue Divisional Officer/Sub Collector	Member
6	Tahsildar	Member
7	Municipal Commissioner	Member -Convener

5. The District Collectors concerned shall take necessary action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
All the District Collectors in the State.
The Director of Municipal Administration, Gorantla, Guntur.
The Managing Director, APTIDCO, Vijayawada.
Copy to:-
The Commissioner, Stamps & Registration Department, Vijayawada.
The Revenue Department.
The General Administration (Cabinet) Department.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER